

COMMISSIONERS APPROVAL

CHILCOTT 

THOMPSON 

LYONS 

PLETTENBERG (Clerk & Recorder)

Date.....January 10, 2007

Members Present.....Commissioner Greg Chilcott and  
Commissioner Alan Thompson

Minutes: Glenda Wiles

The Board met with Sheriff Hoffman and Under Sheriff Kevin McConnell in regard to drug funding issues. Discussion included the amount of drug intelligence reports that have been entered into the law enforcement network and the amount of reports that need to be entered, along with the amount of drug cases and leads that need follow up. Sheriff Hoffman stated there is too much work for the current drug enforcement officer and he will be utilizing some of the monies on a year-to-year basis in order to hire another drug enforcement officer. If funding is not available for the next year, the position will not be funded.

While the Sheriff was present, a short update on law enforcement activities in the County occurred.

The Board met with Planning Director Karen Hughes for a planning update. Also present was citizen, Rick Fuhman. Included in this update was a draft of a year-end report, which included subdivision activity during calendar years 1991-2006. It was noted the subdivision activity is not slowing, but the number of lots is increasing and the size of each lot is smaller. Karen stated they are working through the logistical and legal issues with the developers and the County Attorney's Office on the one-house-per-two-acres density zoning that passed during the general election of 2006.

Karen also addressed some strategic planning, including a review of the work plan proposals for County-wide zoning, which would be applied in phases for density, use, setbacks and heights for Phase One and more detail in Phase Two, including land development based on certain criteria (existing resources, locations of infrastructure, steep slopes and flood plain). This plan would include public involvement from January 2007 through the proposed completion date of June 2008 which hopefully would include the adoption of the County-wide zoning resolution/regulations and zoning map. She stated it is important to remember this is simply a guideline of the time each phase will

take, but the amount of time will depend upon the public involvement. She stated they are being ambitious in regard to the proposed finish date of June 2008.

Rick stated the Planning Department is selling themselves short in this process, (because they are doing a good job involving the process), as all members of the public have had the opportunity to speak and present written materials in the subject of land use. He stated all the meetings are open and advertised, and it is unsettling when some say 'they were not invited'. Commissioner Chilcott stated it is important to advertise the 'opportunity to participate'. Rick stated he agrees with that, but the public process already started and has been done quite well by the Planning Staff.

Commissioner Thompson stated he was pleased with this proposed time frame for zoning, realizing that many will want the process to go quicker, but knowing that allowing full public participation will slow the process down. Commissioner Chilcott stated there will always be people who will want to become involved once the model is created. He stated it is important to present a 'generic' model which allows a starting point for public changes/modifications.

Karen stated there are two areas where the staff will need assistance. She stated they would like to have a professional facilitator assist in this public process and possibly train some of the local facilitators. She would also like GIS to become involved in order to produce the mapping and modeling. She hopes the additional funding would not exceed \$30,000.00.

Karen presented an allocation of staff time they could use during this proposed work plan. Included in this allocation of staff would be the time needed for the public outreach plan, the project review, phase one work on the zoning, phase two of the zoning, open lands bond, modernize subdivision regulations (which includes floodplain regulations, zoning, parks, customer service and administrative issues). This proposed allocation included the County's top planning priorities, as adopted on December 13, 2006, and the other activities, which would include the normal operations of the Planning Department. Karen noted, for purposes of the discussion, she has included the open lands bond in their allocation of staff; she realized the Commissioners might not want this issue to be handled administratively within planning. Tracking the total demand by month the work load shows the need for ten full-time planning staff members. Currently they have nine.

To cover the additional staffing, Karen stated they are reviewing the possibility of raising the administrative fees for subdivision review, which would reflect the true cost of services. They could re-allocate existing budget resources, which would include staff overtime, student assistant money, purchased services and consulting services. Another avenue is to find outside funding sources, which would include Community Development Block Grant and Planning Grant monies. Other options may include obtaining donations through private sources.

Due to the lack of time left for this update, Commissioner Thompson made a motion to continue this update until Friday, January 12<sup>th</sup> at 8:00 a.m. Commissioner Chilcott seconded the motion and all voted "aye".

Due to the lack of a quorum this afternoon, Commissioner Thompson made a motion to continue the bid opening for the legal notices with the County on Friday, January 12<sup>th</sup> at 9:00 a.m. Commissioner Chilcott seconded the motion and all voted "aye".

Commissioner Thompson attended a Park Board meeting.

Commissioner Chilcott attended a Department of Transportation Five-Valley Transportation Policy Group meeting during the afternoon hours.

COMMISSIONERS APPROVAL

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PLETTENBERG (Clerk & Recorder)

Date.....February 14, 2007

Members Present.....Commissioner Greg Chilcott,  
Commissioner Alan Thompson and Commissioner Howard Lyons

Minutes: Glenda Wiles

The Board of County Commissioners attended a mid-winter MACo Conference in  
Helena.

The day was spent in office management.